

Adopted Minutes
Spanish Fork City Development Review Committee
June 30, 2016

Staff Members Present: Dave Anderson, Community Development Director; Tyler Jacobson, Assistant City Manager; Tom Cooper, Electric Utility Planner; Jason Sant, Assistant City Attorney; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Ken Menlove, Amy Gregory, Stuart Gregory, Ken Hansen, Kyle Hansen, Tyler Hansen, Diane Daniels, Mike Daniels, Dean Ingram, Bert Bradford, Scott Peterson.

Chris Thompson called the meeting to order at 10:00 a.m.

FINAL PLAT

Maple Mountain Estates Phase 1

Applicant: Atlas Engineering

General Plan: Low Density Residential

Zoning: R-1-12

Location: 6400 South 1800 East

The language on the plat needs to match what was approved by the City Council.

Tom Cooper **moved** to approve the Maple Mountain Estates Phase 1 Final Plat with the following conditions:

Conditions

1. That the applicant update the language on the plat to match that which was approved on the Preliminary Plat by City Council.
2. That the applicant meet any original conditions of approval.

Bart Morrill **seconded** and the motion **passed** all in favor.

Maple Mountain Estates Phase 2

Applicant: Atlas Engineering

General Plan: Low Density Residential

Zoning: R-1-12

Location: 1939 East 6800 South

47
48 Tom Cooper **moved** to approve the Maple Mountain Estates Phase 2 Final Plat with the
49 following conditions:
50

51 Conditions

- 52 1. That the applicant update the language on the plat to match that which was
53 approved on the Preliminary Plat by City Council.
54 2. That the applicant meet any original conditions of approval.
55

56 Bart Morrill **seconded** and the motion **passed** all in favor.
57
58

59 **White Rail**

60 Applicant: Flagship Homes
61 General Plan: Low Density Residential
62 Zoning: R-1-30
63 Location: 898 West 1100 South
64

65 Dave Anderson stated the plat was submitted due to the plat expiring.
66

67 Tom Cooper stated the power fees need to be paid.
68

69 Dave Anderson stated that there is a study being done to analyze the need for future street
70 connections in the area.
71

72 The applicant stated that they would work with the City to accommodate a roadway over the
73 railroad tracks.
74

75 Jason Sant **moved** to recommend approval to City Council of the White Rail Preliminary Plat
76 with the following condition:
77

78 Conditions

- 79 1. Subject to the applicant meeting the original conditions of approval.
80

81 Tyler Jacobson **seconded** and the motion **passed** all in favor.
82

83 **Maple Mountain N**

84 Applicant: Salisbury Homes
85 General Plan: Low Density Residential
86 Zoning: A-E current, R-1-12 proposed
87 Location: 2091 East 280 North
88

89 Jason Sant **moved** to continue Maple Mountain N Zone Change.
90

91 Bart Morrill **seconded** and the motion **passed** all in favor.
92

93
94 **ALA Addition**
95 Applicant: American Leadership Academy
96 General Plan: Low Density Residential
97 Zoning: R-1-30
98 Location: 898 West 1100 South
99
100 Scott Peterson stated that the storage yard will not be completed with this development at this
101 time.
102
103 Dave Anderson stated they would like to see the area paved. He suggested that the site plan
104 be put on hold for a week to allow the applicant to resubmit the site plan with the change.
105
106 Jason Sant **moved** to continue the ALA Addition Site Plan.
107
108 Tom Cooper **seconded** and the motion **passed** all in favor.
109
110
111 **Walker Mortuary**
112 Applicant: Atlas Engineering
113 General Plan: Mixed Use
114 Zoning: R-O
115 Location: 187 South Main Street
116
117 Dave Anderson stated that the site plan was approved a few years ago and the applicant is
118 looking to amend the existing site plan to include the property to the east in order to delay the
119 construction of a wall between the commercial and residential use. At this point in time the
120 applicant can show on the site plan a future phase of development of the property to the east
121 of what had been included. Dave Anderson stated that the applicant needs to address
122 landscaping buffers for that future phase.
123
124 John Little asked for clarification to the amended site plan with the parcel to the east to meet
125 the City's current Standards.
126
127 Dave Anderson stated yes, the applicant needs to update that on the plans before a Certificate
128 of Occupancy is issued for the existing plan.
129
130 John Little also stated the tabulations on the site plan for storm water need to be adjusted.
131
132 Dave Anderson suggested showing the site plan with a phase 1 and phase 2.
133
134 John Little asked what the sunset is for phasing would be.
135
136 Dave Anderson stated the applicant has one year.
137
138 Shelley Hendrickson asked for clarification.

139
140 Dave Anderson stated that each phase will stand alone.
141
142 John Little asked if phase 2 never develops when will the wall be constructed.
143
144 Dave Anderson stated that they could potentially have the applicant bond for the wall.
145
146 The applicant thinks the second phase would not be constructed for at least 5 years.
147
148 Tom Cooper suggested they do masonry panels and then move the panels once the second
149 phase is developed.
150
151 Dave Anderson is a big advocate for masonry walls between zoning districts. At the same
152 time, he does not want to see something built if we know it will last for only a short period of
153 time.
154
155 Jason Sant stated a bond would be appropriate in this situation.
156
157 Dave Anderson suggested maybe having a 5-year sunset clause before the wall must be built.
158
159 Tom Cooper **moved** to continue the Walker Mortuary Site Plan to give the owners of Walker
160 Mortuary time to decide on posting a bond for the masonry wall.
161
162 John Little **seconded** and the motion **passed** all in favor.
163
164

165 **Sunset Senior Village General Plan Amendment**

166 Applicant: Drew Briney
167 General Plan: Commercial
168 Zoning: S-C
169 Location: 250 West 900 North
170

171 Dave Anderson stated the current property owner has asked to have the General Plan and
172 zone changed to residential use. Dave Anderson stated his initial feeling of this property was
173 that the property is viable for non-residential use and hesitates allowing properties to be zoned
174 residential. However, after consulting with a professional consultant hired by the City
175 regarding the access of the property, the property size and shape, and potential future
176 situations; the advice given was that the property would not be viable for retail use, but maybe
177 office use, but that is still a low probability.
178

179 Tyler Jacobson exited the meeting at 10:31 a.m.
180

181 Dave Anderson stated he believes this should be recommended to the City Council for
182 approval.
183

184 Tom Cooper stated for the area this would be a great addition and agrees it should be
185 approved.

186
187 Jason Sant said he feels it fits and the best use of the property.

188
189 Jason Sant **moved** to recommend approval to City Council of the Sunset Senior Village
190 General Plan Amendment from Commercial to Mixed Use.

191
192 Tom Cooper **seconded** and the motion **passed** all in favor.

193
194

195 ZONE CHANGE

196

197 **Hansen Self Storage Zone Change**

198 Applicant: American Eagle Properties, LLC

199 General Plan: Mixed Use

200 Zoning: C-2 current, I-1 Self Storage Overlay proposed

201 Location: 3663 East Highway 6

202

203 Dave Anderson stated this project was used as an example when the discussion of the Self
204 Storage Overlay Zone was created. As part of the application there are two zone change
205 applications as well as a site plan application. The only reason to change the use of the
206 property from commercial to industrial would be for the use of storage units.

207

208 Dave Anderson has no concerns of having the zone changed. The original aesthetic concerns
209 have been addressed in the most recent submittal.

210

211 Tom Cooper stated the electrical utilities will need to be extended to the site. For the offsite
212 improvements, the applicant can apply for a connector's agreement. The agreement needs to
213 be submitted within 60 days of installing the improvements.

214

215 Dave Anderson addressed the parking issue. The parking requirement should be modified.
216 This will take some time and to not delay the development he has asked that the applicant
217 show parking stalls along the aisles until the parking language is modified.

218

219 Dave Anderson feels the Site Plan can be approved today contingent upon the zone change
220 being approved by the City Council.

221

222 Tom Cooper expressed concern about that and wishes the site plan not be approved until the
223 City Council approves the zone changes.

224

225 John Little asked if all the parcels have been combined.

226

227 Ken Hansen stated he has purchase agreements on all the parcels and once the zone changes
228 are approved then he can close on the properties.

229

230 John Little **moved** to recommend approval to City Council of the Hansen Self Storage Zone
231 Change from C-2 to I-1 with the Self Storage Overlay and the Hansen site plan contingent upon
232 City Council approval.
233

234 Conditions

- 235 1. Subject to the applicant combining all the parcels as outlined in the site plan.
236 2. Subject to the applicant meeting the City's current Development Standards.
237

238 Bart Morrill **seconded** and the motion **passed** all in favor.
239
240

241 **SITE PLAN**
242

243 **Hansen Self Storage**

244 Applicant: American Eagle Properties, LLC

245 General Plan: Mixed Use

246 Zoning: I-1 Self Storage Overlay

247 Location: 3663 East Highway 6
248

249 See motion above.
250
251

252 Tom Cooper moved to adjourn meeting at 10:49 a.m.
253
254
255

256 Adopted: August 3, 2016

257 Kimberly Brenneman
258 Community Development Division Secretary